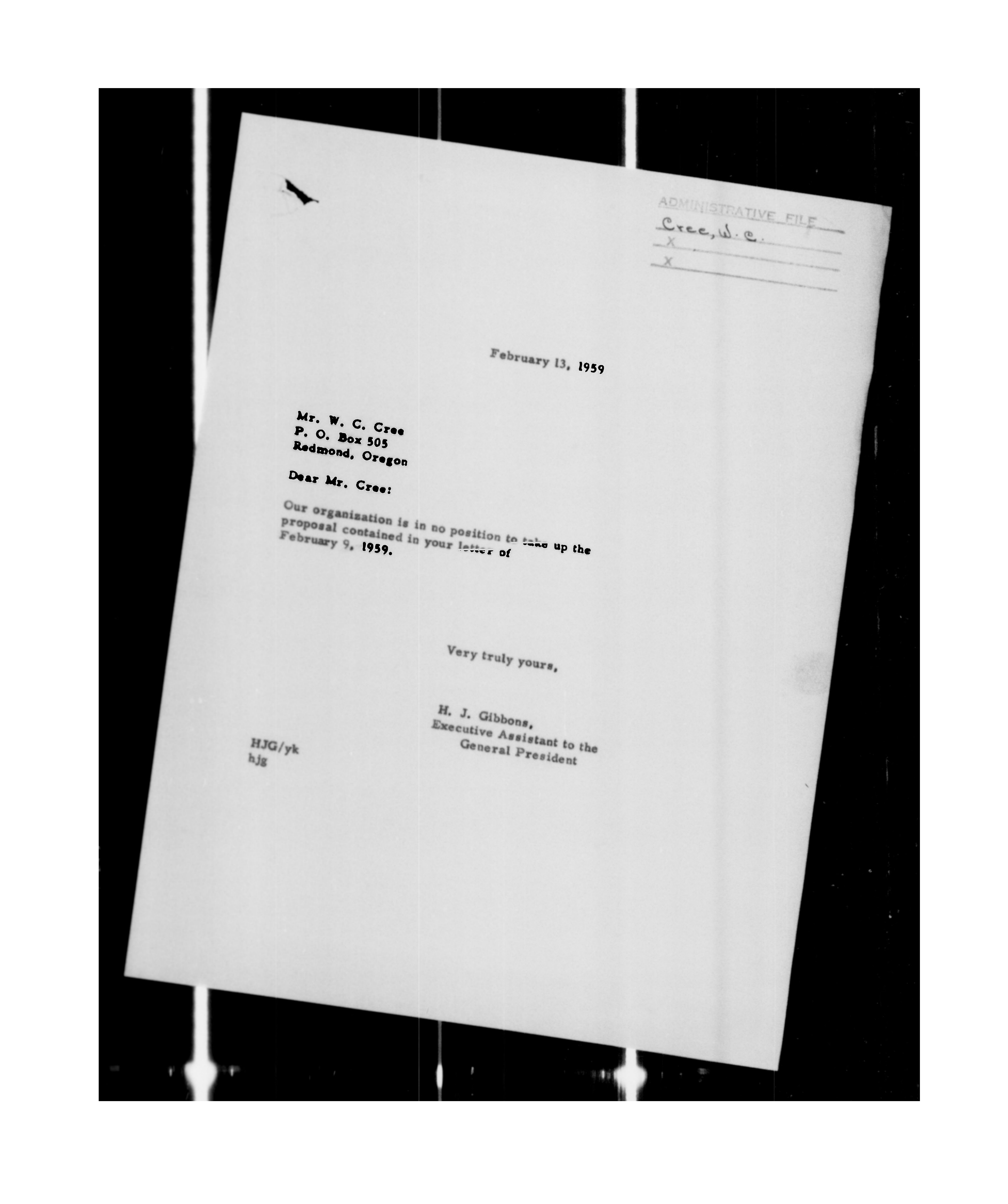
Cree,

W. C.



ADMINISTRATIVE FILE
Cree, W. C.
X
X

February 13, 1959

Mr. W. C. Cree
P. O. Box 505
Redmond, Oregon

Dear Mr. Cree:

Our organization is in no position to take up the proposal contained in your letter of February 9, 1959.

Very truly yours,

H. J. Gibbons,
Executive Assistant to the
General President

HJG/yk
hjg

February 9, 1959

Mr. James Hoffa, President
International Teamsters Union
International Teamsters Building
Washington, D. C.

Dear Mr. Hoffa:

It has been suggested that I contact you relative to the enclosed proposition.

The enclosed brochure covers a land and cattle development in British Columbia; a country that is developing very rapidly.

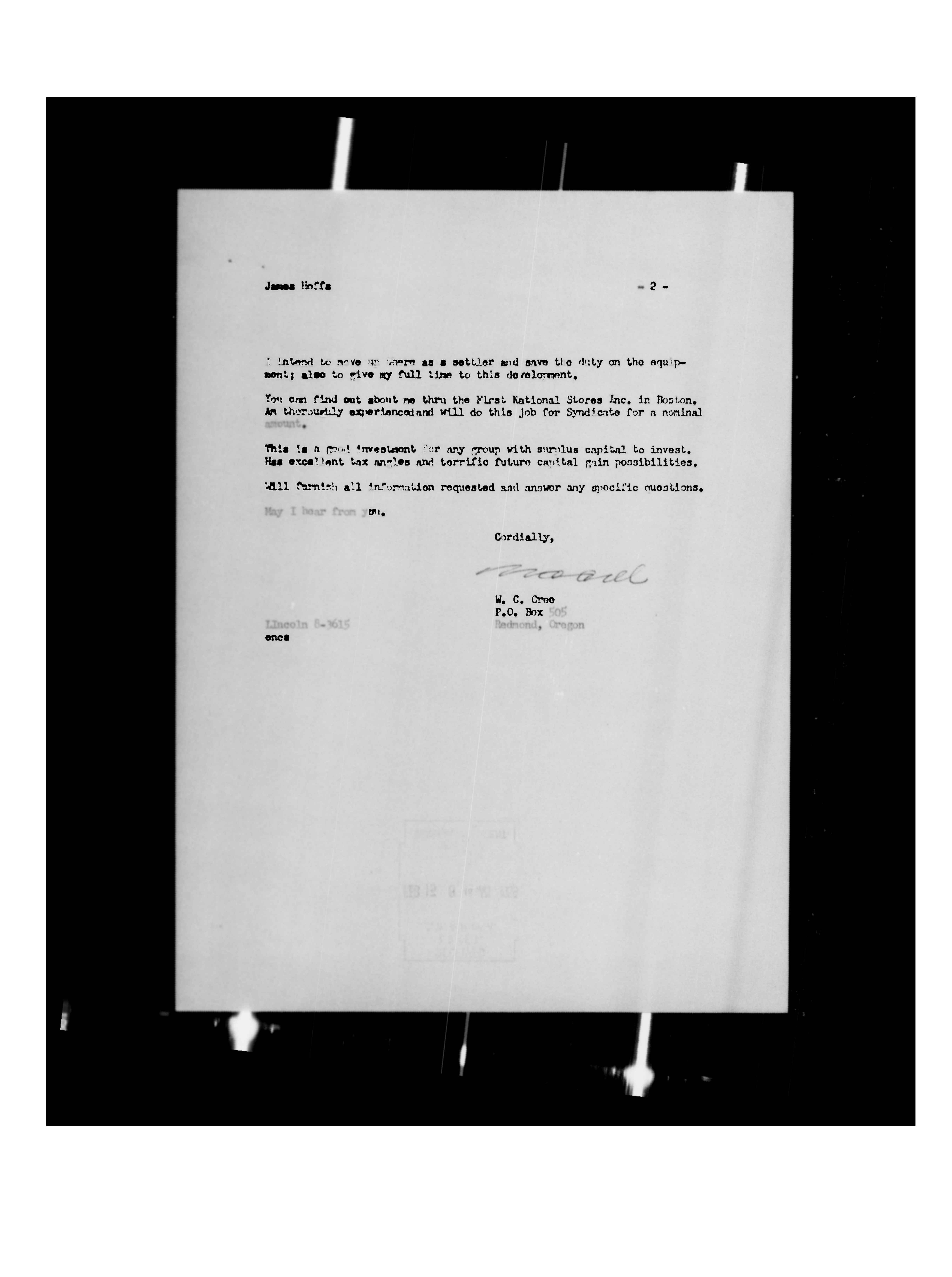
Up to now the development has been accomplished with my own resources but I now need outside capital to complete the program. The enclosed rough draft of a Syndicate plan is only a proposed plan and can be adapted to fit the requirements of investors.

Plan A, a Syndicate for $300,000.00 to be paid in over two years has lease option arrangement for 4 years. Will make this option on 70% of Corporation stock and I retain 30% for my investment of $75,000.00 in Corporation.

Plan B, a Syndicate for $100,000.00 to be paid in during 1959 is for 2 years - option to Syndicate is 48% of corporation stock and 52% will be retained by me.

The purchase of stragetic meadows in the area now will control an enormous area of surrounding range. It can be expanded a great deal more than present plan--if done before some contemplated government road work is done west and north of present area.

I know of nothing that has as great a potential for future appreciation in value as purchase of cheap land in this area. There are some other opportunities for investment of surplus capital in this fast developing country.





I intend to move up there as a settler and save the duty on the equipment; also to give my full time to this development.

You can find out about me thru the First National Stores Inc. in Boston. Am thoroughly experienced and will do this job for Syndicate for a nominal amount.

This is a good investment for any group with surplus capital to invest. Has excellent tax angles and terrific future capital gain possibilities.

Will furnish all information requested and answer any specific questions.

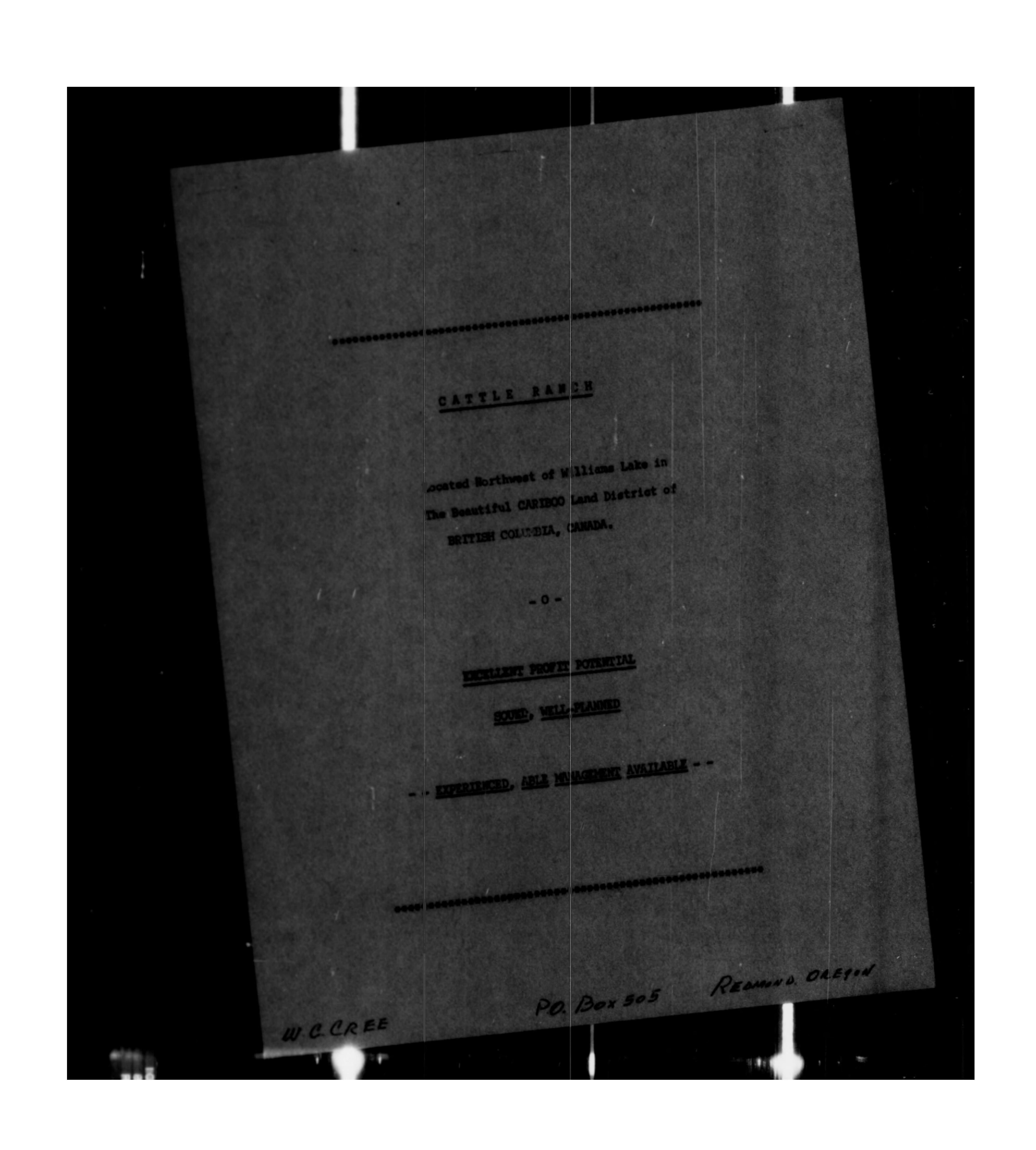
May I hear from you.

Cordially,

W. C. Cree
P.O. Box 505
Redmond, Oregon

LIncoln 8-3615

encs



# CATTLE RANCH

Located Northwest of Williams Lake in
The Beautiful CARIBOO Land District of
BRITISH COLUMBIA, CANADA.

- O -

**EXCELLENT PROFIT POTENTIAL**

**SOUND, WELL-PLANNED**

- - **EXPERIENCED, ABLE MANAGEMENT AVAILABLE** - -

W. C. CREE

P.O. Box 505

Redmond, Oregon

## GROWTH OF BRITISH COLUMBIA

British Columbia is growing fast. Among the many developments that affect the area we operate in are:

1. The new 97 Highway to Alaska; now hard-surfaced to Quesnel.

2. Gas line from Peace River to Vancouver is Completed and towns along the line are being piped for gas.

3. Quesnel Airport is now extended and paved.

4. Five miles north of Williams Lake a real large airport that will handle the largest of jet planes will be completed by June 1st.

5. The British Columbia government extended the P.G.E. Railroad from Prince George to the Peace River Country. This will really open up that Northern Country. The money to build this railroad was financed by Morgan & Stanley, New York.

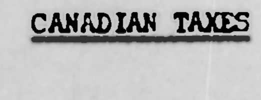
6. A big new bridge across the Fraser River, approximately 8 miles north of Williams Lake has just been started. This will require the government to extend the road from this bridge on north, up the west side of Frasor River, and will pass about 5 miles from our ranch near the river and go on to Quesnel.

7. Western Plywood Co. of Quesnel has built about 50 miles of road southwest of Quesnel and we have built a road off this to our ranch at the northern end of range. Their survery for the future shows the road will pass within a half to one mile of our big middle ranch. When this road reaches there it will put this middle ranch about 2 hours by truck or pickup from Quesnel. When we complete our connecting roads it will be possible to truck in from either Williams Lake or Quesnel.

8. A large power development is now under way along the 97 Highway and more to come.

9. There are many other smaller developments under way and more contemplated.

---------



# CANADIAN TAXES

1. Federal Income Taxes; both individuel and Corporate, all lower than U. S.

2. No Capital Gain Tax in Canada.

3. No Province Tax in Canada.

4. No Personal Property Tax on livestock and equipment.

5. Real Estate Tax on farm and ranch property is very low in British Columbia.

6. Sales Taxes ara high in British Columbia, but farmers are exempt for 5% of Sales Tax.

7. Operating losses and profits made in Canada are added to U.S. figures; ie, an operating loss in B.C. can be deducted from U.S. income. (This is a tax advantage during the period of development).

8. On funds transferred to U.S. from Canada:

    a) There is a 15% Withholding Tax on interest and dividends-- this tax paid is deductible from U.S. income.

    b) There is NO Withholding Tax on profits earned in Canada (the regular income tax only applies).

    c) There is NO Withholding Tax on capital gains earned in Canada (B.C.) and no Canadian Income Tax on capital gains.

---

## LOCATION AND DESCRIPTION OF PROPERTIES

These ranches are in the beautiful Cariboo-Chilcotin land districts of British Columbia, Canada.

In the area in which we operate are hundreds of wild grass meadows—the larger are used for hay and others for pasture and winter rustling.

At present there are 5 Ranches, 5 Line Camps, 7 "Hay Cutting Leases" (with option to purchase). All are located at stragetic points in the area and control approximately 400,000 acres of surrounding range. This range has a variety of grasses, wild meadows and pea vine. It can easily and cheaply be expanded to 1,000,000 acres.

The present South Boundry of range is MACKIN CREEK, a few miles northwest of Williams Lake on west side of Fraser River. The North Boundry is NARCOSLI CREEK. The first ranch (Bobb Inn) is approximately 7 miles southwest of Marguerite ferry crossing and the new 97 Highway to Alaska; also P.G.E. Railroad.

Williams Lake is gateway to famous Chilcotin Cattle Country and thousands of cattle are shipped from there annually.

See page giving deeded land lot numbers; leases and building locations. Also map of ranches with buildings, roads, etc.

---

Grazing Fees are paid only on number of cattle run on range. In 1958 cost of mature cattle ran about a dollar per head and includes Winter Rustling on uncut meadows.

In a normal year, due to enormous amount of winter rustling, cattle are wintered on 1 ton of wild hay. At our Pre-emption meadows 650-700 big steers have often wintered on as little as 1/2 ton of hay per annimal.

We intend to also pit grass/and oat silage from some of the wet meadows and during any rainy season.

This, and the acquisition of a Feed Yard near the Washington border, will make a well-balance cattle outfit capable of securing the maximum price for sale cattle.

---

W. C. CREE CATTLE RANCH, BRITISH COLUMBIA, CANADA.

## BALANCE SHEET

ASSETS:

| | | |
|---|---|---|
| Prepaid Insurance | | $ 198.22 |
| Equipment, horses, etc. | | 26,370.00 |
| Land & Hay Leases | $64,550.00 | |
| Buildings | 10,450.00 | 75,000.00 |
| TOTAL: | | $101,568.22 |

LIABILITIES & CAPITAL:

| | |
|---|---|
| Mortgage on Real Estate (contracts assumed at time of purchase) | 7,135.00 |
| W. C. Cree Investment | 94,433.22 |
| TOTAL: | $101,568.22 |

Mortgages, deeds in escrow at banks:

$6,135.00 payable $1,000.00 Yr. Int. 5%; Due Dec. 1st annually.
1,000.00 " 500.00 " " 5% " " 1st "

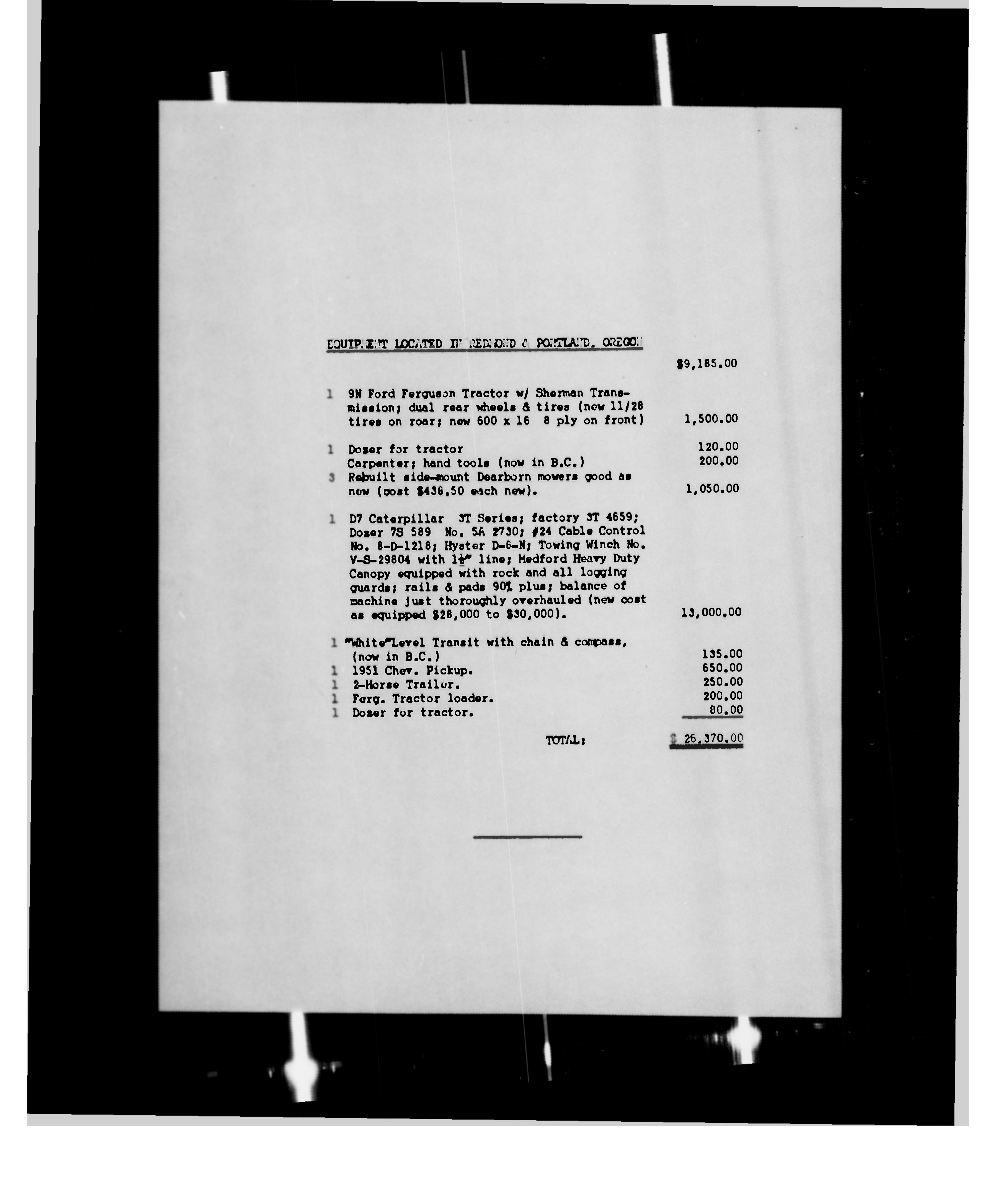
In case of sale W. C. Cree will retire mortgage of $7,135.00.

Real Estate Taxes and "hay cutting leases" approximately $350.00 annually.

See Tax Page for other information on British Columbia Taxes.

EQUIPMENT & LIVESTOCK LOCATED IN BRITISH COLUMBIA

| | | |
|---|---|---|
| 1 | T20 Ferguson Tractor, Ser. #49713 | $ 1,500.00 |
| 1 | TO 35 Ferguson Tractor, Ser. #165274 | 2,500.00 |
| 1 | Ferguson Side-Delivery Rake; #80334; Model DEO 25; | 450.00 |
| 1 | 8N Ford Tractor | 1,500.00 |
| 1 | Heath Ditcher | 200.00 |
| 1 | Detroit Belly Mower, 5 Ft. | 150.00 |
| 1 | Tractor Trailer | 100.00 |
| 1 | Ford Trailer Mower | 150.00 |
| 1 | International Drag Rake & Buck | 175.00 |
| 1 | JD Wagon with horse tongue | 150.00 |
| 4 | Work horse; 1 bay gelding, 1 bay mare, 1 grey mare, 1 brown mare; all branded "triangle" on right shoulder | 300.00 |
| 4 | Saddle horses; 1 grey gelding, 3 bay mares; all branded "triangle" on right shoulder. | 240.00 |
| 5 | Sets of harness complete; including collars, pads, etc., and all halters and ropes. | 200.00 |
| 2 | Saddles, including blankets and misc. equip. pertaining thereto. | 60.00 |
| | All hay stacking equipment, including, without limiting the generality of the foregoing; all slings, cables, chains, etc. | 100.00 |
| | Cable and blocks. | 35.00 |
| | All sleds, bobs, double trees, single trees and miscl, equipment pertaining thereto. | 250.00 |
| 1 | Mall chain saw Model OMG, Ser. G53373 | 200.00 |
| 1 | Hand grind stone; several axes & crow bars; | |
| 1 | Tractor pump; one-half of mower sickles, guards, sections & repair parts for mowers presently on. | 100.00 |
| | All horse-drawn equipment of every kind and nature presently on. | 200.00 |
| 1 | IEL Chain Saw. | 300.00 |
| 1 | New "York" wagon & bed with 600 x 16 6 ply truck tires. | 325.00 |
| | | $9,185.00 |



EQUIPMENT LOCATED IN REDMOND & PORTLAND, OREGON

| | | |
|---|---|---|
| | | $9,185.00 |
| 1 | 9N Ford Ferguson Tractor w/ Sherman Transmission; dual rear wheels & tires (new 11/28 tires on roar; new 600 x 16 8 ply on front) | 1,500.00 |
| 1 | Dozer for tractor | 120.00 |
| | Carpenter; hand tools (now in B.C.) | 200.00 |
| 3 | Rebuilt side-mount Dearborn mowers good as new (cost $438.50 each new). | 1,050.00 |
| 1 | D7 Caterpillar 3T Series; factory 3T 4659; Dozer 7S 589 No. 5A 2730; #24 Cable Control No. 8-D-1218; Hyster D-8-N; Towing Winch No. V-S-29804 with 1½" line; Medford Heavy Duty Canopy equipped with rock and all logging guards; rails & pads 90% plus; balance of machine just thoroughly overhauled (new cost as equipped $28,000 to $30,000). | 13,000.00 |
| 1 | "White" Level Transit with chain & compass, (now in B.C.) | 135.00 |
| 1 | 1951 Chev. Pickup. | 650.00 |
| 1 | 2-Horse Trailor. | 250.00 |
| 1 | Ferg. Tractor loader. | 200.00 |
| 1 | Dozer for tractor. | 80.00 |
| | TOTAL: | $ 26,370.00 |

## PRESENT DEEDED LAND AND "HAY CUTTING LEASES" LOCATED AT STRAGETIC POINTS

| Registry # | | Acres |
|---|---|---|
| 11562 | ---------------- | 80 Acres |
| 11536 | ---------------- | 40 " |
| 11537 | ---------------- | 40 " |
| 11583 | ---------------- | 40 " |
| 11645 | ---------------- | 40 " |
| 11646 | ---------------- | 40 " |
| 11647 | ---------------- | 40 " |
| 9671 | ---------------- | 40 " |
| 9494 | ---------------- | 80 " |
| 949[illegible] | ---------------- | 160 " |
| 5760 | ---------------- | 160 " |

800 Deeded Acres
440 In process of Purchase

1240 Acres

**HAY CUTTING LEASES:**

573 - Permit at Duck Inn )
575 - Permit at Duck Inn (
574 - Permit at Duck Inn )
62 - Permit at Pre-emption (
576 - Permit at Duck Inn ) 2000 Acres
361 - Permit at Twin Lakes (
572 - Permit at Duck Inn )
577 - Permit at Duck Inn (
647 - Permit at Pre-emption, )
Government surveyed lease (

$64,550.00

**BUILDINGS AND LOCATION:**

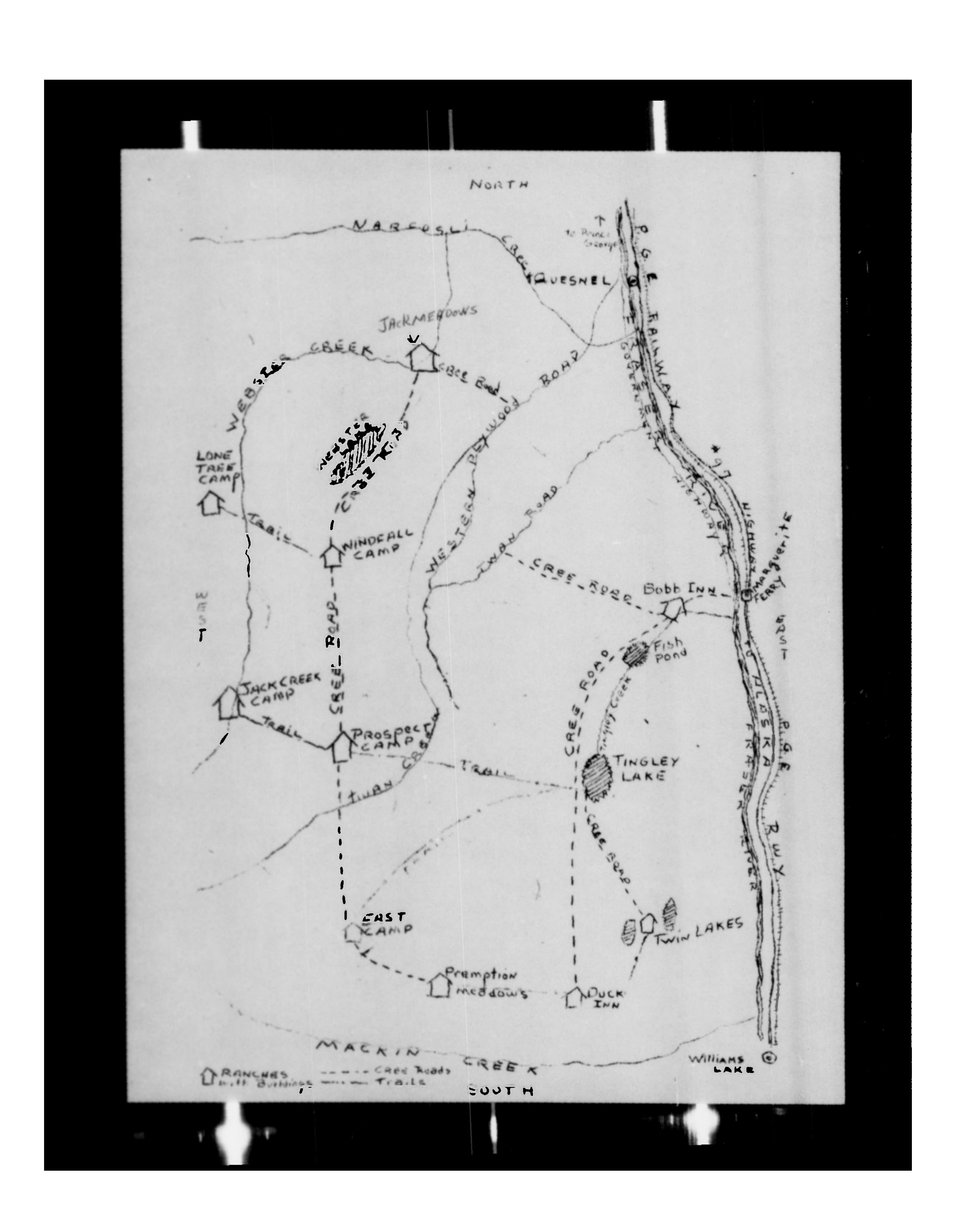
| | | |
|---|---|---|
| Duck Inn | - | 2 Log houses; 2 barns, other bldgs. |
| Twin Lakes | - | 1 Log house; 2 barns |
| Bobb Inn | - | 1 Large 2-story Log house; barn, garage; wash house; wood house; bunk house; other buildings. |
| Jack Meadows | - | 1 old log cabin. |
| Pre-emption | - | 2 old log cabins. |
| Windfall | - | 1 log cabin; 1 log barn |
| Prospect | - | 1 log cabin; 1 log barn |
| East Camp | - | 1 log cabin; 1 log barn |
| Jack Creek | - | 2 log cabins; 1 log barn |
| Lone Tree | - | 1 log cabin; 1 log barn |

$10,450.00

Note: Hard to figure just how much hay meadow in deeded land as a number of these lots are just center of the meadow and they use it all.

Total: - $75,000.00

-----------



NORTH
NARCOSLI CREEK
to Prince George
QUESNEL
P.G.E. RAILWAY
JACKMEADOWS
WEBSTER CREEK
CREE Road
PLYWOOD ROAD
LONE TREE CAMP
TRAIL
WINDFALL CAMP
WESTERN PLYWOOD
TWAN ROAD
CREE ROAD
Bobb INN
Marguerite Ferry
EAST
WEST
Fish Pond
JACK CREEK CAMP
CREE ROAD
TRAIL
PROSPECT CAMP
TWAN CREEK
TRAIL
CREE ROAD
TINGLEY LAKE
FRASER RIVER
P.G.E. RWY
CREE ROAD
EAST CAMP
TWIN LAKES
Premption meadows
DUCK INN
MACKIN CREEK
Williams LAKE
Ranches
- - - Cree Roads
— Trails
SOUTH

## SALES AND DISTRIBUTION

Following are sales outlets:

1. Several fall auction sales at Quesnel, B.C.

2. Quite a number of auction sales at Williams Lake, B.C.

3. Need Feed-lot or Yard--likely place on Delta, near Vancouver.

   (a) Cattle to be shipped as feeders from country to yard near border.

      1) Can either short feed and export to States or finish out and sell locally; or export to Seattle, Washington or Portland, Oregon.

      2) A great many yearlings weigh 600 to 650 lbs. Duty is 2½¢ per lb. on 700-lbs. and under; 700 lbs. and over duty is 1½¢ per lb. By shipping cattle to the cheap feed, can save freight and lots of shrink as they are either at the market (Canadian) or over half way in case of export. Can also hold for seasonal advance in price--Strong demand for yearling feeders in Oregon, Washington and California.

4. Would also buy a large number of cattle; either in country or at local markets when prices are favorable and hold in yard till sold as feeders or finished cattle.

5. Would definitely deal in a number of classes of cattle. Am thoroughly familiar with this end of business and am known, and know a great many buyers and feeders in the northwest. This can be a very profitable end of business and is a fast turn over of capital.

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BACKGROUND OF W. C. CREE

Mr. W. C. Cree was born and raised on a cattle ranch in Oregon. He was a manufacturing and plant executive with the First National Stores Inc. for 15 years; from 1930-1945. He developed, operated and managed a variety of food and meat operations. During this period Mr. Cree bought and put together the W. C. Cree Ranches near Baker, Oregon. He resigned from the First National Stores Inc. in 1945 and developed these ranches into a sizable, successful cattle spread. These ranches consisted of 9,000 deeded acres and were run as a 2500 head pasture operation. Mr. Cree sold these ranches in 1951 at a substantial capital gain. Since then he has acquired and successfully developed several smaller cattle ranches.

In the past 7 years he has made numberous trips to British Columbia and checked large parts of the country by saddle, pack horse and plane, to locate such a lay-out as this ranch. The land he has acquired is accessible to big highway and railroad, and cheap land is available for expansion and development.

Mr. Cree intends using the same over-all plan in British Columbia that was used in his former operation in Oregon. He thoroughly knows the cattle business from end to end. He has had vast experience in every phase of this industry; having rasied range and pure bred cattle, ran pasture outfits and fed thousands of cattle through feed-lots. He is considered a top operator in his field.

PERSONAL AND BANK REFERENCES:

Mr. R. F. Burkard, Treasurer,
First National Stores Inc.,
5 Middlesex Avenue
Somerville, Massachusetts

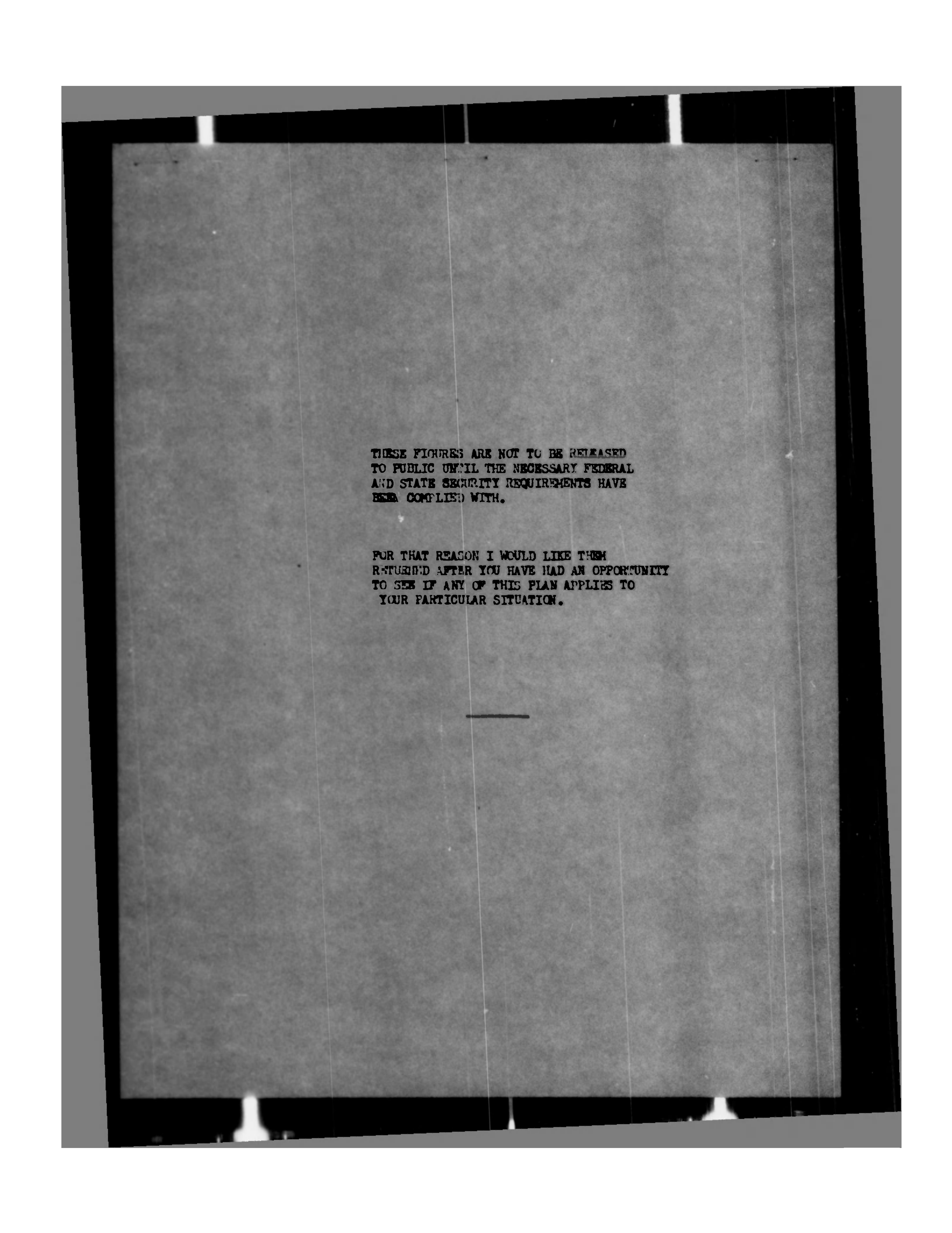
Mr. Arch Parker, Executive Vice President,
Bank of Lebanon,
Lebanon, Oregon

Mr. E. R. Bobb
Quesnel, British Columbia,
Canada
(Mr. Bobb personally knows the ranches and its potential.)

Mr. Gordon Dunbam, Livestock Specialist,
The First National Bank of Oregon,
Corvallis Branch,
Corvallis, Oregon

PRESENT BANK:

The First National Bank of Oregon
Prineville Branch,
Prinevill, Oregon
(Account in name W.C.Cree Cattle Co.)



THESE FIGURES ARE NOT TO BE RELEASED
TO PUBLIC UNTIL THE NECESSARY FEDERAL
AND STATE SECURITY REQUIREMENTS HAVE
BEEN COMPLIED WITH.

FOR THAT REASON I WOULD LIKE THEM
RETURNED AFTER YOU HAVE HAD AN OPPORTUNITY
TO SEE IF ANY OF THIS PLAN APPLIES TO
YOUR PARTICULAR SITUATION.

From the considerable information I have accumulated over the past several years, the most advantageous method of setting up this type of operation is to set up both a Canadian Corporation and an Operating Syndicate--the Operating Syndicate allows the non-resident members to take the tax write-off during the development period.

DESCRIPTION OF BASIC DETAILS OF INVESTMENT

This proposal is for the formation of a Syndicate for the purpose of the purchase, lease and development of ranch land in British Columbia, Canada into a large operating cattle ranch. It will include, but not limit the operation, to the purchase, lease or sale of land, buildings, equipment, livestock, feed and the securing or making of loans, mortgages, contracts and such other functions as may be necessary to carry out the purpose and intent of the program; both in Canada and the United States.

SYNDICATE

A Syndicate or joint venture will be formed with a capital requirement of $300,000.00. This Syndicate will own all equipment and livestock. It will lease all land and buildings now owned or controlled, and any future acquisitions, of W. C. Cree Land and Cattle Co., Ltd., a Canadian Corporation, (to be formed) for a period of four (4) years; starting January 1, 1959. The rental to equal the total expenses of the Corporation.

The Syndicate shall have the option to purchase________% (________ shares) of the no-par Common Stock of the Corporation at a price equivalent to 100% of the combined net worth of the Corporation and the Syndicate. This right shall exist on or after December 31, 1962 and no sooner, without the prior consent of all parties of the Corporation and the Syndicate. In the event of such purchase, W. C. Cree will then retain ______% of the Common Stock of the Corporation.

USE OF FUNDS

1. The purchase of additional land; both private and from the Crown.
2. The purchase of present and additional equipment, etc.
3. Improvement work to ranches and range consisting of fences, roads, trails, buildings, drain ditches, seeding, silage pits and hay sheds at the two divisional headquarters.
4. General operating expenses.
5. Breeding cattle and livestock.

Schedules in detail, covering contemplated land purchases, additional equipment needs, and estimated operating requirements for the years 1959-1960-1961-1962 follows:

---------------

# ADDITIONAL LAND PURCHASES - UNSURVEYED CROWN LAND

**A**

| | | | CLASS |
|---|---|---|---|
| 80 Acres | - joins 9494 - No improvements | - | 2 |
| 320 " | - Twin Lakes - Now cutting lease 361; Has improvements. | - | 160-1; 160-2 |
| 480 " | - Joins 5780 - Now cutting lease 62; No improvements | - | 1 |
| 80 " | - East Camp; has improvements. | - | 1 |
| 40 " | - Prospect; has improvements. | - | 1 |
| 40 " | - Windfall; has improvements. | - | 1 |
| | | | 840 Class 1 |
| | | | 240 Class 2 |
| 1040 Acres | | | 1040 Acres |

| | | |
|---|---|---|
| 840 a. @ $5.00 a - | $4,200.00 | |
| 240 a. @ 2.50 a - | 600.00 | $4,800.00 |
| Survey estimated | | 2,700.00 |
| | | $7,500.00 |

**B**

| | | Estimated Approx: | |
|---|---|---|---|
| 120 Acres | - No. Webster Creek | | |
| 240 " | - So. Webster Creek | 480 Class 2 @ $2.50 a. - | $1,200.00 |
| 80 " | - E. Twan Creek | 480 " 1 @ $5.00 a. - | 2,400.00 |
| 80 " | - N. Twan Creek | | |
| 80 " | - N. Twan Creek | 960 | $3,600.00 |
| 80 " | - S. Webster Creek | | |
| 40 " | - 1½ mo. So. 10184 | Est. survey @ $3.50 a. - | 2,400.00 |
| 160 " | - ½ way Duck & Pre- | | |
| 40 " | - ½ way Duck & Pre- | | $6,000.00 |
| 40 " | - S. Twan Creek | | |

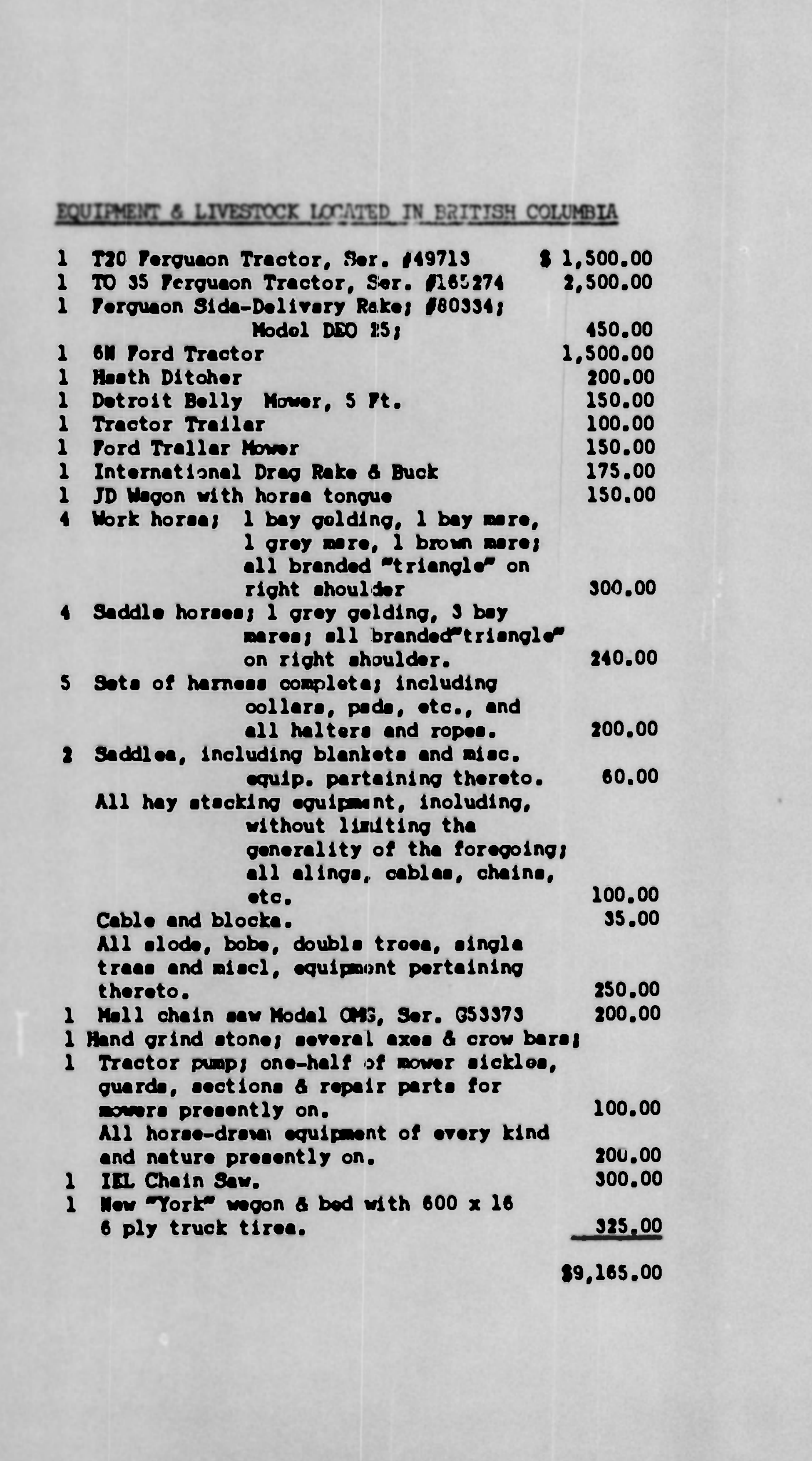
960 Acres

List "A" must be purchased next spring. List "B" some time in the future, or as needed.

## PRIVATE LAND

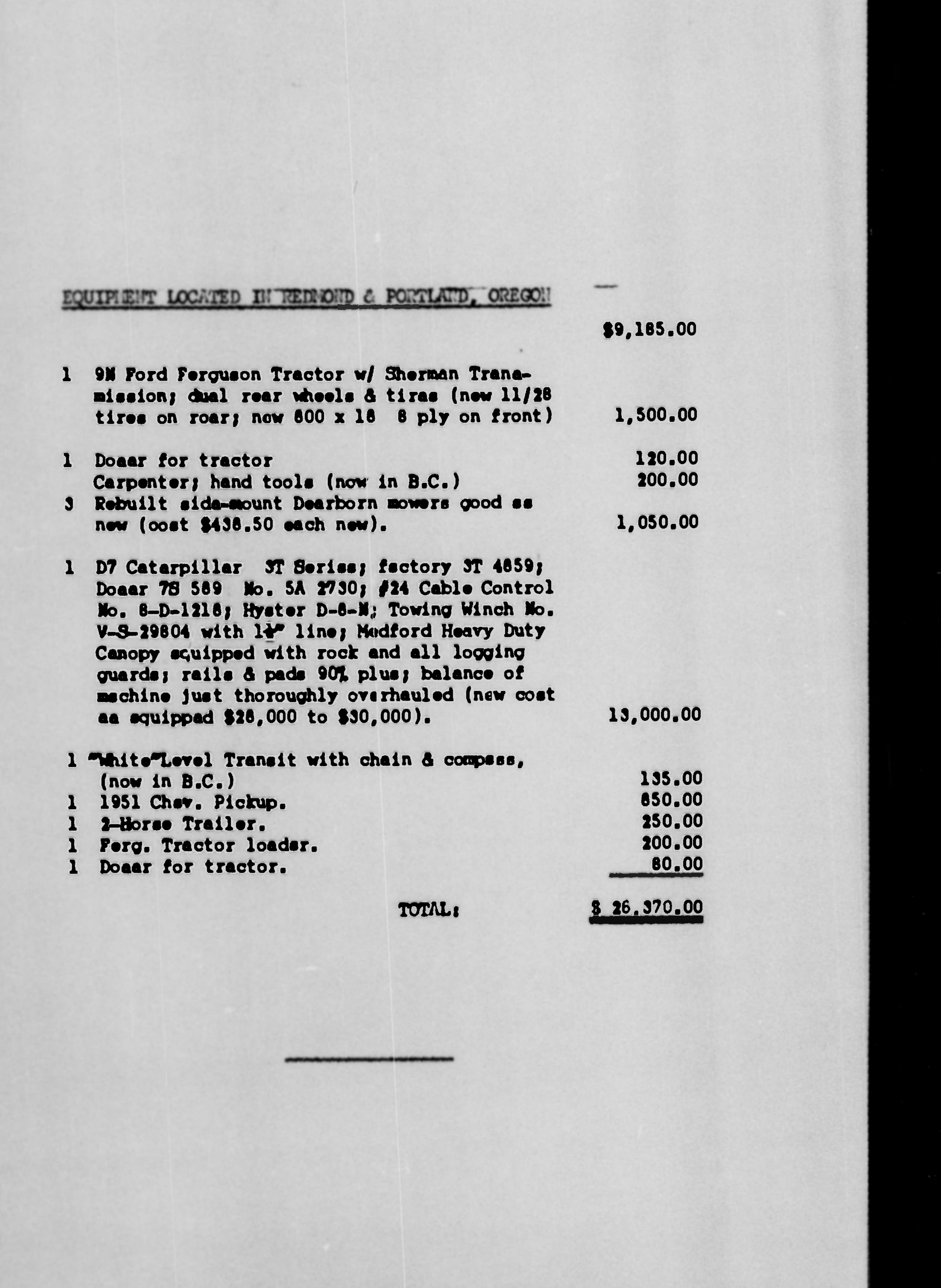
Within the area are several privately owned hay meadows which should be purchased at an approximate cost of $6,500.00.

Estimate additional 2500 - 3000 acres of meadow land - Total $20,000.



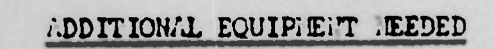
## EQUIPMENT & LIVESTOCK LOCATED IN BRITISH COLUMBIA

| | | |
|---|---|---|
| 1 | T20 Ferguson Tractor, Ser. #49713 | $ 1,500.00 |
| 1 | TO 35 Ferguson Tractor, Ser. #165274 | 2,500.00 |
| 1 | Ferguson Side-Delivery Rake; #80334; Model DEO 25; | 450.00 |
| 1 | 6N Ford Tractor | 1,500.00 |
| 1 | Heath Ditcher | 200.00 |
| 1 | Detroit Belly Mower, 5 Ft. | 150.00 |
| 1 | Tractor Trailer | 100.00 |
| 1 | Ford Trailer Mower | 150.00 |
| 1 | International Drag Rake & Buck | 175.00 |
| 1 | JD Wagon with horse tongue | 150.00 |
| 4 | Work horse; 1 bay gelding, 1 bay mare, 1 grey mare, 1 brown mare; all branded "triangle" on right shoulder | 300.00 |
| 4 | Saddle horses; 1 grey gelding, 3 bay mares; all branded "triangle" on right shoulder. | 240.00 |
| 5 | Sets of harness complete; including collars, pads, etc., and all halters and ropes. | 200.00 |
| 2 | Saddles, including blankets and misc. equip. pertaining thereto. | 60.00 |
| | All hay stacking equipment, including, without limiting the generality of the foregoing; all slings, cables, chains, etc. | 100.00 |
| | Cable and blocks. | 35.00 |
| | All slods, bobs, double trees, single trees and miscl, equipment pertaining thereto. | 250.00 |
| 1 | Mall chain saw Model OMS, Ser. G53373 | 200.00 |
| 1 | Hand grind stone; several axes & crow bars; | |
| 1 | Tractor pump; one-half of mower sickles, guards, sections & repair parts for mowers presently on. | 100.00 |
| | All horse-drawn equipment of every kind and nature presently on. | 200.00 |
| 1 | IEL Chain Saw. | 300.00 |
| 1 | New "York" wagon & bed with 600 x 16 6 ply truck tires. | 325.00 |
| | | $9,165.00 |



EQUIPMENT LOCATED IN REDMOND & PORTLAND, OREGON

| | | |
|---|---|---|
| | | $9,185.00 |
| 1 | 9N Ford Ferguson Tractor w/ Sherman Transmission; dual rear wheels & tires (new 11/28 tires on rear; new 600 x 16 6 ply on front) | 1,500.00 |
| 1 | Dozer for tractor | 120.00 |
| | Carpenter; hand tools (now in B.C.) | 200.00 |
| 3 | Rebuilt side-mount Dearborn mowers good as new (cost $438.50 each new). | 1,050.00 |
| 1 | D7 Caterpillar 3T Series; factory 3T 4859; Dozer 7S 589 No. 5A 2730; #24 Cable Control No. 6-D-1216; Hyster D-8-N; Towing Winch No. V-S-29604 with 1½" line; Medford Heavy Duty Canopy equipped with rock and all logging guards; rails & pads 90% plus; balance of machine just thoroughly overhauled (new cost as equipped $26,000 to $30,000). | 13,000.00 |
| 1 | "White" Level Transit with chain & compass, (now in B.C.) | 135.00 |
| 1 | 1951 Chev. Pickup. | 850.00 |
| 1 | 2-Horse Trailer. | 250.00 |
| 1 | Ferg. Tractor loader. | 200.00 |
| 1 | Dozer for tractor. | 80.00 |
| | TOTAL: | $ 26,370.00 |



## ADDITIONAL EQUIPMENT NEEDED

| | | |
|---|---|---|
| 1 | Rebuilt Fox Field Chopper | $ 1,500.00 |
| 1 | M24 Belsaw Saw mill (This mill to have 24' carriage and shingle saw frame, est. | 1,500.00 |
| 1 | Used D4 Caterpillar with hydraulic angle dozer & drum | 6,000.00 |
| 1 | Farmhand Loader | |
| 1 | 3-point single plow | |
| 1 | 3-point spring tooth harrow | |
| 1 | 3-point double disc | |
| 1 | Grain Drill with grass seeder; | |
| | miscl. blocks, cable, harness, | |
| | work horses, etc. | 7,000.00 |
| | Freight to B.C. & miscl. | 4,000.00 |
| | | $20,000.00 |

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ESTIMATED EXPENSES & IMPROVEMENTS - 1959

| | | | |
|---|---|---|---|
| Buildings: | Pre-emption Meadows; New house; fix 2 cabins; stable; equipment shed; hay shed; 1 silage pit | ---- | $ 2,000.00 |
| Buildings: | Jack Meadows; Stable | ---- | 250.00 |
| Buildings: | Duck Inn; Hay shed; silage pit | ---- | 500.00 |
| Buildings: | Point approximately 1/2 way between Pre-emption & Duck Inn; Small cabin & stable | ---- | 500.00 |
| Miscl. Labor | | ---- | 250.00 |
| | | | $ 3,500.00 |
| Roads, bridges, etc. | | | 2,500.00 |
| Ditches, powder, etc. | | | 1,200.00 |
| Miscl. Labor | | | 1,800.00 |
| Haying | | | 5,000.00 |
| Seed | | | 1,000.00 |
| Fencing | | | 3,500.00 |
| | | | $20,000.00 |

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## ESTIMATED CAPITAL REQUIREMENTS AND PROJECTIONS

### 1959

| | CAPITALIZE | WRITE-OFF | TOTAL |
|---|---|---|---|
| Crown Land Purchases "A" | $7,500.00 | | $7,500.00 |
| Crown Land Purchases "B" | 6,000.00 | | 6,000.00 |
| Private Land | 6,500.00 | | 6,000.00 |
| Private Land Buildings, etc. | 1,000.00 | $2,000.00 | |
| Present equipment | 26,370.00 | | 26,370.00 |
| Additional Equipment | 20,000.00 | | 20,000.00 |
| Improvements & Expenses | 4,000.00 | 16,000.00 | 20,000.00 |
| Depreciation | | 6,100.00 | 6,100.00 |
| Taxes, leases, etc. | | 2,500.00 | 2,500.00 |
| Management & Expenses | | 9,000.00 | 9,000.00 |
| Other Miscl. Labor, etc. | | 7,500.00 | 7,500.00 |
| | 71,370.00 | 43,100.00 | 114,470.00 |
| Cattle Purchases | 85,000.00 | | 85,000.00 |
| | $156,370.00 | $43,100.00 | $199,470.00 |

### 1960

| | CAPITALIZE | WRITE-OFF | TOTAL |
|---|---|---|---|
| Improvements & Expenses | | 58,000.00 | 58,000.00 |
| Cattle Purchases | 85,000.00 | - | 85,000.00 |
| | $85,000.00 | $58,000.00 | $143,000.00 |

Estimated value of increase in cattle numbers $32,000.00

### 1961

| | CAPITALIZE | WRITE-OFF | TOTAL |
|---|---|---|---|
| Improvements & Expenses | | $62,500.00 | $62,500.00 |
| Less Cattle Sales | | 26,000.00 | 26,000.00 |
| | | $36,500.00 | $36,500.00 |

Estimated value of increase in cattle numbers $89,600.00

### 1962

| | CAPITALIZE | WRITE-OFF | TOTAL |
|---|---|---|---|
| Improvements & Expenses | | $72,000.00 | $72,000.00 |
| Less Cattle Sales | | 72,000.00 | 72,000.00 |
| | | - | - |

Estimated value of increase in cattle number $114,000.00

RECAP

| | CAPITALIZED | WRITE-OFF | TOTAL |
|---|---|---|---|
| 1959 | $156,370.00 | $43,100.00 | $199,470.00 |
| 1960 | 85,000.00 | 58,000.00 | 143,000.00 |
| 1961 | - | 36,500.00 | 36,500.00 |
| 1962 | - | - | - |
| | $241,370.00 | $137,500.00 | $378,970.00 |

Based upon the above figures and giving effect to the Syndicate exercising their option with the Corporation as of January 1, 1963, the capital account in the Corporation would be approximately as follows:

Common Stock - $316,000.00

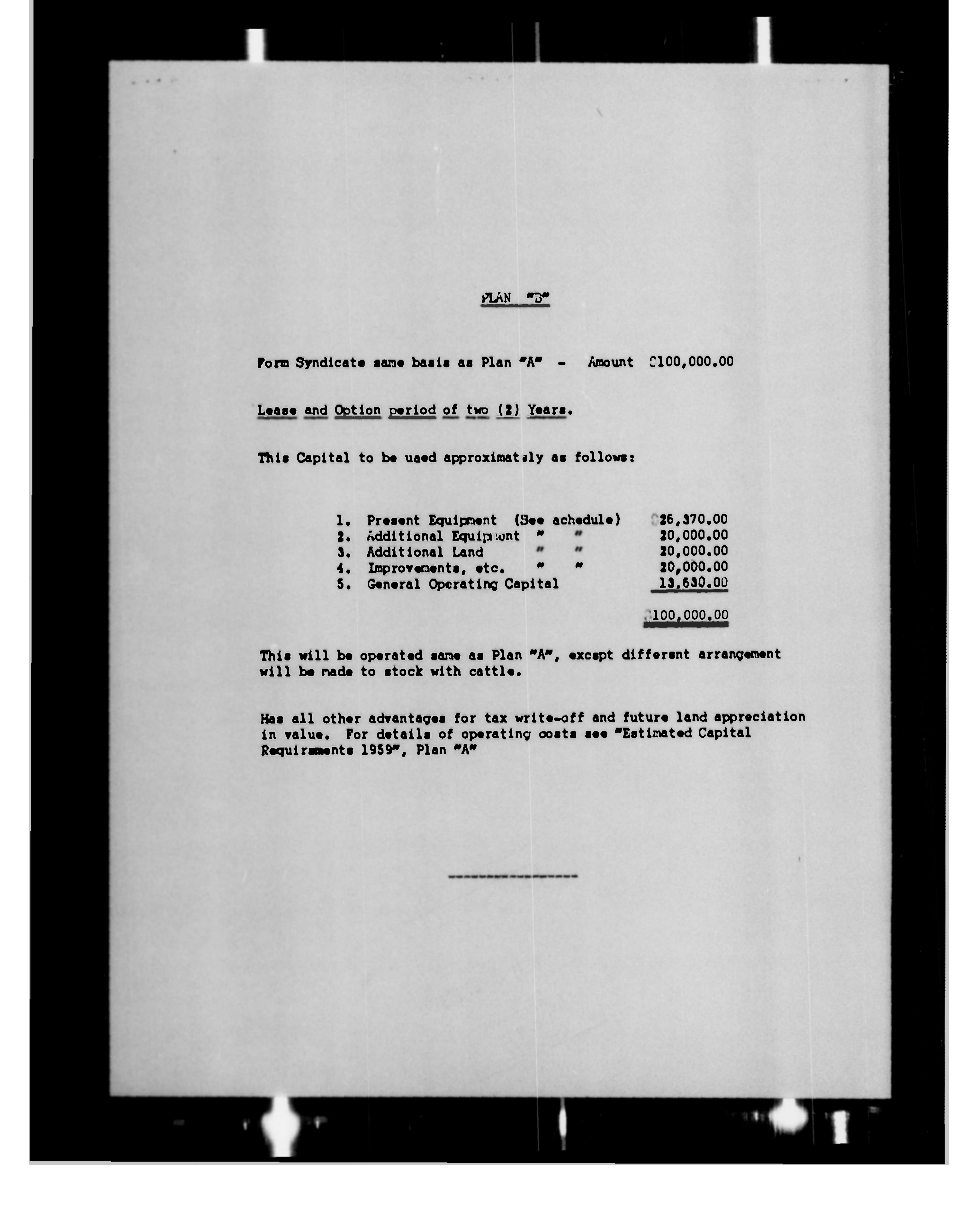
Note: If the market price on cattle held up, it is possible that the total market value of cattle and equipment alone would be in the neighborhood of this figure.

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MANAGEMENT

W. C. Cree will be employed by the Syndicate as Manager and Agent. See brochure for qualifications.

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PLAN "B"

Form Syndicate same basis as Plan "A" - Amount $100,000.00

Lease and Option period of two (2) Years.

This Capital to be used approximately as follows:

| | | |
|---|---|---|
| 1. | Present Equipment (See schedule) | $26,370.00 |
| 2. | Additional Equipment " " | 20,000.00 |
| 3. | Additional Land " " | 20,000.00 |
| 4. | Improvements, etc. " " | 20,000.00 |
| 5. | General Operating Capital | 13,630.00 |
| | | $100,000.00 |

This will be operated same as Plan "A", except different arrangement will be made to stock with cattle.

Has all other advantages for tax write-off and future land appreciation in value. For details of operating costs see "Estimated Capital Requirements 1959", Plan "A"

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